

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		GRAFTON ST, ARLINGTON

OWNERSHIP

Owner 1:	STREISFELD ADAM &			
Owner 2:	THOMPSON JENNIFER			
Owner 3:				
Street 1:	22 GRAFTON ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	DEVITT NIAL D/SARA B -		
Owner 2:	-		
Street 1:	22 GRAFTON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Stucco Exterior and 1421 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	779,700	3,700		783,400
Total Card	0.000	779,700	3,700		783,400
Total Parcel	0.000	779,700	3,700		783,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		551.30	/Parcel: 551.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	779,700	3700	.		783,400		Year end	12/23/2021
2021	102	FV	757,200	3700	.		760,900		Year End Roll	12/10/2020
2020	102	FV	746,000	3700	.		749,700	749,700	Year End Roll	12/18/2019
2019	102	FV	674,700	3700	.		678,400	678,400	Year End Roll	1/3/2019
2018	102	FV	597,300	3700	.		601,000	601,000	Year End Roll	12/20/2017
2017	102	FV	544,900	3700	.		548,600	548,600	Year End Roll	1/3/2017
2016	102	FV	426,800	3700	.		430,500	430,500	Year End	1/4/2016
2015	102	FV	394,700	3700	.		398,400	398,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

!14821!

PRINT

Date	Time
12/30/21	19:42:01

LAST REV

Date	Time
05/17/18	18:30:31

danam

14821

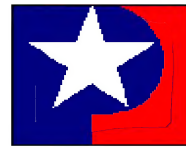
ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
6/8/2004	External Ins	BR	B Rossignol
2/16/2000	Meas/Inspect	264	PATRIOT
10/1/1981		MM	Mary M

Sign: _____

VERIFICATION OF VISIT NOT DATA

___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	19125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1913	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G11	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	60.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:s	7				BR:s	2		Baths:	1		HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:	1	- Drywall	50 %
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj \$ / SQ:	415.826
Other Features:	81499
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	874104
Depreciation:	94403
Depreciated Total:	779701

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 028.A-0001-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X12	A	AV	1930	25.42	T	40	102			3,700		3,700
2	Frame Shed	D	Y	1	10X5	A	AV	1985	0.00	T	27.2	102					
2	Frame Shed	D	Y	1	4X14	A	AV	1985	0.00	T	27.2	102					

More: N	Total Yard Items:	3,700	Total Special Features:		Total:	3,700
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,421	415.830	590,88	
Net Sketched Area:		1,421	Total:	590,88	
Size Ad	1421	Gross Area	1421	FinArea	142

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
39						
39						
21						

IMAGE

AssessPro Patriot Properties, Inc

